



STATE OF WASHINGTON

WASHINGTON STATE PARKS AND RECREATION COMMISSION

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DETERMINATION OF NON-SIGNIFICANCE

Description of proposal: The proposal seeks Washington State Parks and Recreation Commission approval of: 1) long-term boundary; 2) land classification; and, 2) facilities concept plan at Pearygin Lake State Park (described in greater detail in the environmental checklist). The action includes:

- 1) a long-term park boundary for Pearygin Lake State Park that includes certain private and additional public lands near Pearygin Lake State Park in Okanogan County. The long-term boundary of the park represents that area which the agency deems desirable for management, consistent with the park mission.
- 2) a specific land classification system for properties within the long-term boundary. The purpose of Land Classification is to provide general policy guidance to staff on appropriate management and use of land holdings in the state park. The land classification system was revised in October 1995, and is codified under WAC 352-16.
- 3) approval of a facilities concept plan to guide future development within the park.

Proponent: Washington State Parks and Recreation Commission

Location of proposal, including street address, if any: Pearygin Lake State Park. Administrative offices for Pearygin Lake State Park are located at 861 Bear Creek Road, Winthrop, Washington 98862. (see environmental checklist for a full description)

Lead agency: Washington State Parks and Recreation Commission

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☒ There is no comment period for this DNS. Although there is no comment period required for the proposed action, all comments are welcome and will be considered. **Please address your comments to Brain Hovis, Parks Planner, at the address above by JULY 19, 2006 so they may be incorporated into the staff report for this item.** You may also provide testimony at the August 24, 2006 regularly scheduled Commission meeting in Chelan, Washington. The meeting will begin at 9:00 a.m. at the Best Western Lakeside Lodge located at 2312 West Woodin Avenue, Chelan, WA 98816.

Responsible Official: Chris Regan
Position/Title: Environmental Program Assistant Manager
Phone: (360) 902-8632 FAX: (360) 586-5875

Address: 7150 Cleanwater Drive
P.O. Box 42650
Olympia, WA 98504-2650

Date: June 19, 2006

Signature: Chris Regan

"All Washington State Parks are developed and maintained for the enjoyment of all persons regardless of age, sex, creed, ethnic origin, or physical limitations."

There is no agency SEPA appeal; however all comments are welcome and will be thoroughly considered.



A. Background

1. Name of proposed project, if applicable:

Project: Adoption of Washington State Parks and Recreation Commission land classifications, long-term boundary, and facilities concept plan for Pearrygin Lake State Park.

2. Name of applicant:

Washington State Parks and Recreation Commission

3. Address and phone number of applicant and contact person:

Brian Hovis, Parks Planner, P.O. Box 42650, Olympia, WA. 98504-2650, (360) 902-8635/E-mail brian.hovis@parks.wa.gov

4. Date checklist prepared:

June 2006.

5. Agency requesting checklist:

Washington State Parks and Recreation Commission (Commission)

6. Proposed timing or schedule (including phasing, if applicable):

This checklist contains non-project SEPA analysis, which includes land classifications, long-term boundary and a facilities concept plan for Pearrygin Lake State Park.

The Washington State Parks and Recreation Commission (Commission) will hold a public meeting on August 24, 2006 in Chelan, Washington to consider taking action on this proposal. The Commission meeting will be held at the Best Western Lakeside Lodge, 2312 West Woodin Avenue, Chelan, WA. 98816. The Commission meeting is scheduled to begin at 9:00 am, but the proposed items have not been allotted a specific time on the agenda.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This SEPA checklist analyzes the foreseeable impacts associated with the Commission's adoption of the proposed staff recommendation for a long-term boundary, land classification and a facilities concept Plan for Pearrygin Lake State Park.

A draft management plan summary for Pearrygin Lake State Park and its long-term boundary has been developed to implement the Commission's proposed land classifications and to provide management direction. The management plan is an administrative document that will

be approved by the Director or his designee when finalized. Portions of the plan will be reviewed under SEPA, where applicable. Interested parties should state their desire to receive future documentation for the management plans.

State Parks will be applying for grants to complete first phase implementation (future project action) of the Facilities Concept Plan. A swim beach project would remove the swim beach from the east developed area and move it to an area that is more centrally located.

Future project actions are dependent upon securing adequate funding and regulatory approvals. Additional SEPA documentation will be prepared for specific project actions at such times when developments are proposed.

8. *List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:*

- Results from a plant association and rare plant survey, State Parks, planned for Summer 2006
- Meatte, Dan and Kelley, Lisa, "Pearrygin Lake State Park - Review of the Potential for Archaeology at the Proposed New Campground" State Parks letter report, December 12, 2005
- Palmer, Lex "Cultural Landscape Report for Pearrygin Lake State Park May 2006
- State Parks, "The Pearrygin Lake State Park Master Planning Project - Preliminary Staff Recommendations," March 2006
- An archaeological survey is anticipated for the area of the lake that will be affected by the moorage docks and relocation of the swim beach.
- Review of priority habitat, threatened and endangered species information obtained from natural resource agencies.

9. *Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.*

None known.

10. *List any government approvals or permits that will be needed for your proposal, if known.*

No approvals, other than Commission action, are required for this non-project action.

11. *Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional*

specific information on project description.)

The review for this proposal will be phased. "Phased review" means the coverage of general matters in broader environmental documents, with subsequent narrower documents concentrating solely on issues specific to the later analysis (WAC 197-11-776). Phased review will allow State Parks to focus on decisions regarding the proposed land classification designations, long-term boundaries, an overall perspective on facilities and first phase project (i.e., swim beach relocation.) This is the first phase of environmental analysis for Pearrygin Lake State Park. Subsequent phases will include environmental analysis for specific project actions at such time developments or other actions are proposed.

The full range of potential actions by the Commission will be outlined in the agenda item for the August 2006 Commission meeting, which is incorporated in total by reference into this document. Persons interested in a detailed understanding of the proposal should familiarize themselves with descriptive materials in the agenda item, since that data will not be reproduced here in the interest of efficiency and paperwork reduction.

The proposal seeks Washington State Parks and Recreation Commission approval of:

1) a long-term park boundary for Pearrygin Lake State Park that includes certain private and additional public lands near Pearrygin Lake State Park in Okanogan County. The long-term boundary of the park represents that area which the agency deems desirable for management, consistent with the park mission.

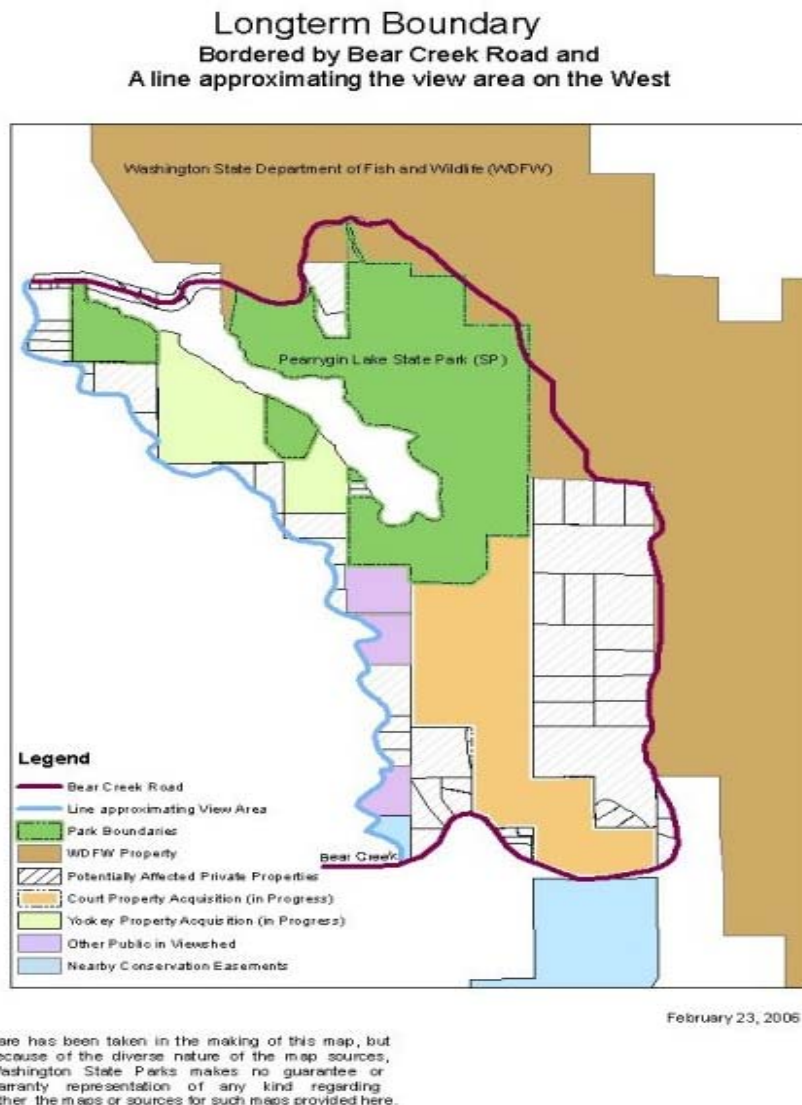
2) a specific land classification system for properties within the long-term boundary. The purpose of Land Classification is to provide general policy guidance to staff on appropriate management and use of land holdings in the state park. The land classification system was revised in October 1995, and is codified under WAC 352-16.

3) approval of a facilities concept plan to guide future development within the park.

Long-term Boundary -

The long-term boundary would include the state park, other public and private property within an area bordered by: Bear Creek Road, where it leaves the East Chewuch Road headed east towards Pearrygin Lake State Park to a point west of the Bear Creek Golf Course where it intersects, and; a line that approximates the view area that runs from the intersection of Bear Creek Road and East Chewuch Road along the "military crest" of Studhorse Mountain to a point where it intersects with Bear Creek Road near the Bear Creek Golf Course. Please see

the figure below for a graphical representation:



Land Classification -

Within the long-term boundary, staff has developed recommendation for classifications. Land classification is like internal zoning for the park. Land classification is regulated by WAC 352-16-020. Although all classifications were considered for the park, three land classes are proposed as part of this action. As described in WAC 352-16-020, the classifications proposed for the park are:

- (1) Recreational areas are suited and/or developed for high-intensity outdoor recreational use, conference, cultural and/or educational centers, or other uses serving large numbers of

people.

(2) Resource recreation areas are suited and/or developed for natural and/or cultural resource-based medium-intensity and low-intensity outdoor recreational use.

(3) Natural areas are designated for preservation, restoration, and interpretation of natural processes and/or features of significant ecological, geological or paleontological value while providing for low-intensity outdoor recreation activities as subordinate uses.

The proposal classifies Parks' land, and adjacent public and private holdings identified as potential additions to Pearrygin Lake State Park. Important note: proposed land classifications are for State Parks policy direction only and should not be used as a basis for making local government decisions on private land holdings within the proposed long term boundary of Pearrygin Lake State Park.

The west side of Pearrygin Lake is mostly classified as Resource Recreation to preserve the view area and allow for low to mid level recreation. A Recreation Area is proposed near Bear Creek Road. The area was chosen because there are existing roads, which would limit disturbance and additional road building elsewhere on the west side of the lake.

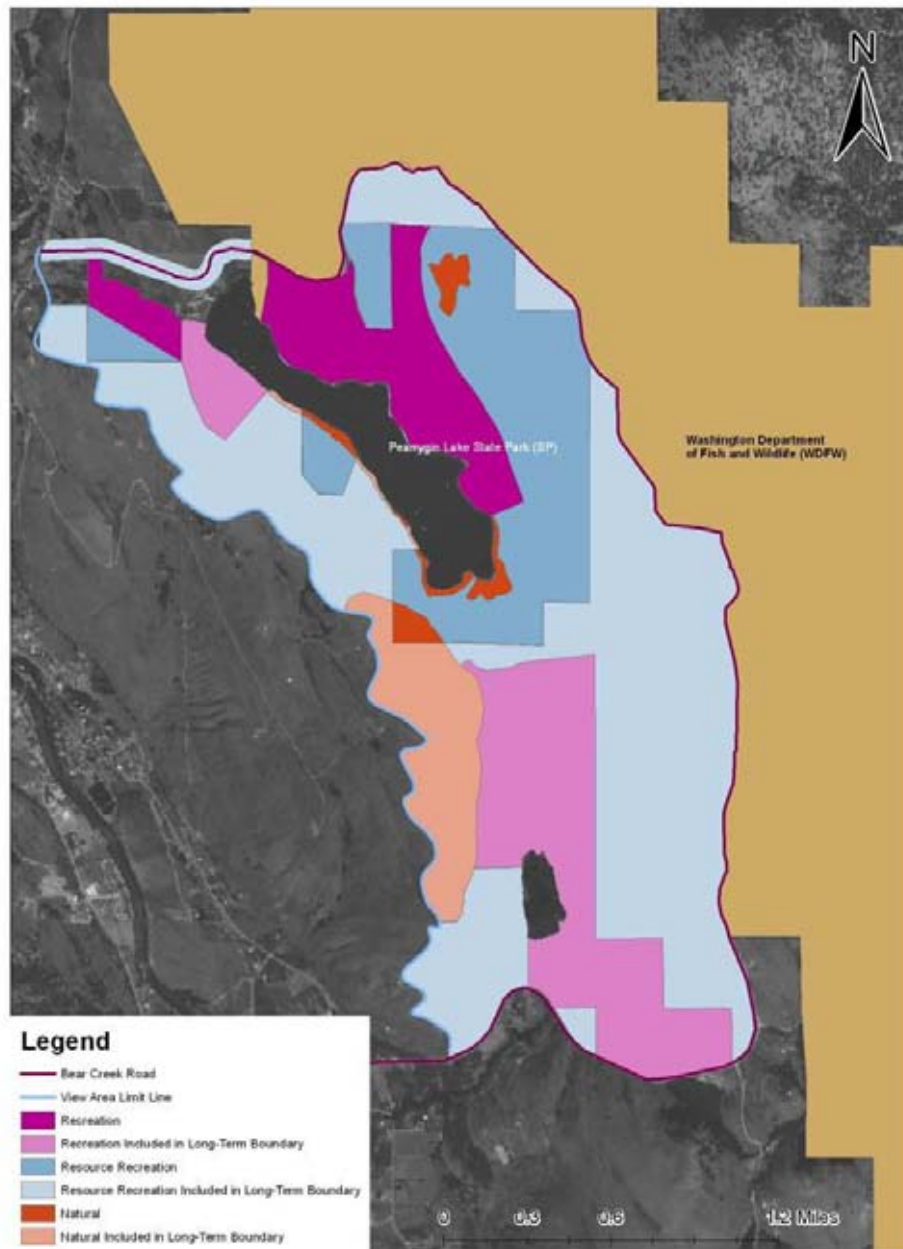
The east side of Pearrygin Lake is a mixture of Recreation, Resource Recreation and Natural Areas. Recreation Areas are proposed for areas that are already disturbed or have already existing high levels of recreational uses.

The south end of Pearrygin Lake is classified as Resource Recreation, except for Natural Area classification of parts of the shoreline, wetland areas and an aspen forest area that are higher quality natural resources. The proposed land classification limits uses to trails, the existing group camp and low-level recreation.

Lands between the south end of the lake is a Recreation Area buffered by a Resource Recreation Area. The Recreation Area is either already disturbed by agricultural practices or because of the existing golf course.

Please see the figure below for a graphical representation. Please note that color coding of the classification types as follows: Recreation (reddish color,) Resource Recreation (bluish color,) and Natural (orange color) The half-tones of those colors describe the land classification for lands that are not owned by State Parks, but are included in the final staff recommendations to the Commission.

Long-term Boundary Land Classification



Long-term boundary and land classification decisions are for Commission policy direction only and should not affect private property values, be used as an indication of a property owner's willingness to sell, or be used as a basis for making state or local government regulatory, permitting, or zoning decisions on private land holdings.

Developing conservation easements and other voluntary protection/access agreements with owners of private properties within the long-term boundary may meet desired conservation and recreation goals.

June 5 2006

Care has been taken in the making of this map, but because of the diverse nature of the map sources, Washington State Parks makes no guarantee or warranty representation of any kind regarding either the maps or sources for such maps provided here.

Facilities Concept Plan - The plan gives direction for future development proposals within the long-term boundary.

On the west side of the lake within the Recreation Area eight to ten cabins and a trailhead are proposed. The cabins would be serviced by a vault toilet and would be located under tree-cover to minimize the visual impact of the cabins. The trailhead would include a parking area with a vault toilet and water, if available. Hiking, equestrian and biking trails would be located on these lands, and a gravel trail along the lake would be constructed. Equestrian and bike trails would be conditionally approved by the Commission. The remaining area would be undeveloped to preserve the scenic landscape and habitat of the park.

Most of the development at Pearrygin Lake State Park would be on the east side of the lake at the former Derry Resort and in the adjacent alfalfa field (see figure below). The Facilities Concept Plan adds, among other facilities, utility and rustic cabins, administrative buildings, day-use structures and reconfigures the swimming areas. Campsites are moved away from the lake, moorage facilities added, the main park entrance is relocated, internal roads and trails are added, and a new group camp with a meeting hall is constructed.

Also on the east side of the lake, a 10-15 acre equestrian campground with a parking lot and access to water (potable water will be provided if feasible). The campground would have 8-12 campsites and be serviced by a vault toilet. The parking lot would be built to accommodate trucks and trailers. The equestrian facility would be located somewhere in the northwest part of the park's long-term boundary or on Washington Department of Fish and Wildlife property.

The majority of the property on the east side of the lake would be left in open-space to better protect the mule deer priority habitat identified by the Washington Department of Fish and Wildlife and other natural and cultural resources.

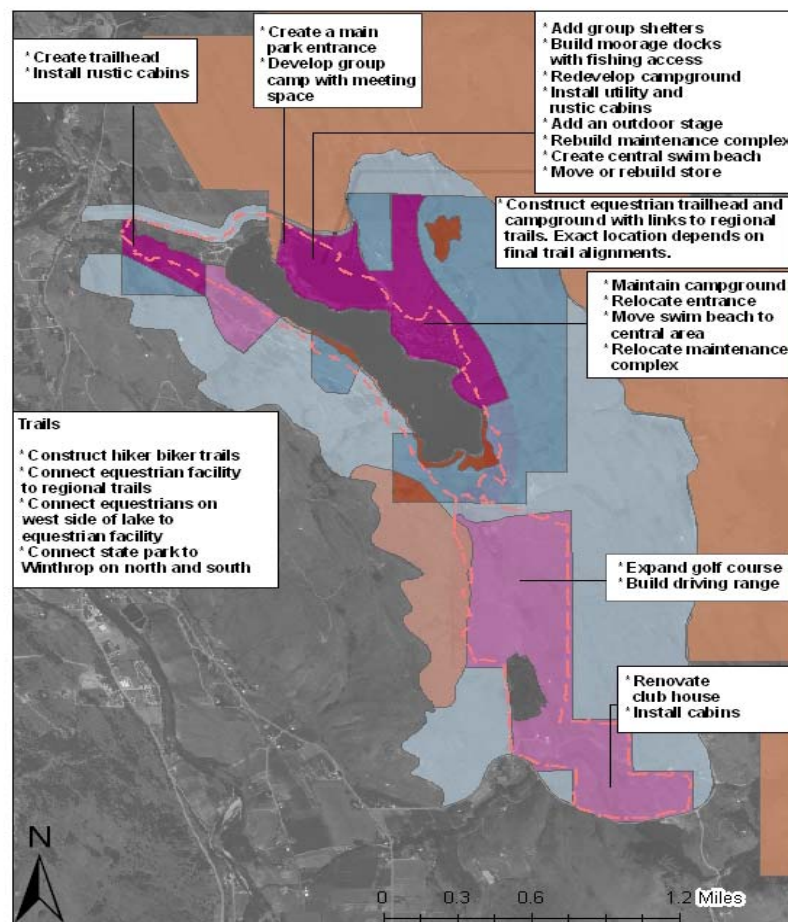
The Facilities Concept Plan also includes trails. The trails will be mostly gravel, but there may be paved trails in the campgrounds. Horse and non-motorized bicycle trails will avoid the Natural Areas.

A potential land acquisition that is in process is the Court Property. The Court Property land is located in T35N) R22E in Section 7 and includes the existing golf course and an old farm area, called the Hill Ranch. The facilities concept plan would retain the existing Bear Creek Golf Course and allow for subsequent proposals for golf course expansion, a driving range, a new clubhouse and cabins. All would be subject to separate proposals and SEPA analysis.

The farmhouse and some of the buildings on the Hill Ranch was built by William Graves (circa 1890.) The farmhouse and other buildings are not on the state or national historic registers, and by determination of State Park Historic Preservation Officer, the buildings are not eligible. The farmhouse and other buildings could be dismantled. If the buildings are dismantled, the buildings will be photo documented and some materials could be salvaged to be used for other historic projects. An interpretation plan for the buildings may be developed.

For a complete list of the proposed facilities in a graphical representation, please see the following figure.

Facilities Concept Plan



Developed Areas



March 15, 2006

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

In the general area of Pearrygin Lake the proposed project encompasses Pearrygin Lake State Park

and certain private and public properties within the long-term boundary for the state park (see attached map.) Administrative offices for Pearrygin Lake State Park are located at 861 Bear Creek Road, Winthrop, Washington 98862.

Properties affected are included within:

- T34N and R21E, Sections 1, 12 and 13
- T34N and R22E, Sections 6,7 and 18
- T35N and R21E, Sections: 25, 26, 35 and 36
- T35N and R22E, Sections 30 and 31

B. Environmental Elements

1. Earth

- a. **General description of the site: Flat, rolling, hilly, steep slopes, mountainous, other:** The area varies from flat to hilly and includes Pearrygin Lake.

- b. **What is the steepest slope in the site (approximate percent slope)?**

Near vertical in some places

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farm land.**

The soil types include sand to gravelly loam. The prevalent soil type is Newbon Gravelly Loam. There are two locations within the area that have been used for alfalfa and hay farming in the last few years. Grazing pastures occur at many locations in the project area.

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Yes, some of the steeper rock faces erode over time causing small rock slides.

- e. **Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.**

This is a non-project action. Future project actions may result in filling and grading.

- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

None for this non-project action. Future project actions may result in erosion.

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

None for this non-project action. Future project actions may result in an increase of impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None for this non-project action. Future project actions will include "best management practices to reduce and control erosion.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

None for this non-project action. Future project actions may result in minor exhaust and minor fugitive dust emissions (particulate matter).

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

c. Proposed measures to reduce or control emission or other impacts to air, if any:

None for this non-project action. Future project actions will include measures to reduce emissions, such as using dust control during dry weather.

3. Water

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, within Pearrygin Lake State Park and its long-term boundary, surface waters include Pearrygin Lake and associated wetlands (i.e., lacustrine and palustrine), seasonal ponds, and a full-year pond on the Bear Creek Golf Course. Pearrygin Lake is fed by a diversion from the Chewuch River, Pearrygin Creek and springs.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

None for this non-project action. Future project actions may occur within 200 feet of the ordinary high-water mark of Pearrygin Lake, including campsites, trails, moorage floats, a swim-area, roads and parking areas are all part of the proposed facilities concept plan for Pearrygin Lake State Park.

- 3) ***Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.***

None for this non-project action. Future project actions may result in fill or dredge activities.

- 4) ***Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities if know.***

None for this non-project action. Future project actions may require surface water withdrawals from Pearrygin Lake. The state park does own water shares of the Chewuch Canal Company that could be used for irrigation needs.

- 5) ***Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.***

No.

- 6) ***Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.***

None for this non-project action. Future project actions may result in a discharge to surface waters.

b. Ground

- 1) ***Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose and approximate quantities if know.***

None for this non-project action. Future project actions may include development of domestic water wells, utilization of existing water shares or water rights or development of stock watering facilities.

- 2) ***Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage, industrial, containing the following chemicals . . .; agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable) or the number of animals or humans the system(s) are expected to serve.***

None for this non-project action. Future project actions may result in discharges into the ground (e.g. new septic/sewer systems).

c. Water Runoff (including storm water)

- 1) ***Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this***

water flow? Will this water flow into other waters? If so, describe.

None for this non-project action. Future project actions may result in storm water runoff and collection. Treated runoff may flow into other waters.

2) Could waste materials enter ground or surface waters? If so, generally describe.

None for this non-project action. Future projects actions may cause waste materials to enter ground or surface waters. .

d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any:

None for this non-project action. Future project actions will include measures that follow federal, state and local governmental storm water regulations and other best management practices.

4. Plants

a. Check types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs:
- ☒ grass ☒ pasture ☒ crop or grain
- ☒ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☒ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation orchard trees

b. What kind and amount of vegetation will be removed or altered?

None for this non-project action. Future project actions may result in the removal or alteration of native and non-native vegetation. The largest vegetation area affected will be caused by a conversion of an Alfalfa hay field to a campground, building and roads.

c. List threatened or endangered species know to be on or near the site.

No threatened or endangered plant species have been documented on or near the site based on a review of Washington Natural Heritage Program database, April 2006

d. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any:

None for this non-project action. Future project actions may include measures to preserve or enhance vegetation. Native plants would be preferred for future landscaping, although non-native plants could also be included in landscape plans. The Land Classification system would preserve most of the existing vegetation through a

combination of Resource Recreation and Natural Areas designations.

5. Animals

- a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site: (For entire park property):**

BIRDS:

☒ songbirds

☒ other Crows or Ravens, Doves or Pigeons, Ducks, Eagles, Geese, Grouse, Gulls, Hawks, Herons, Hummingbirds, Jays, Ospreys, Owls, Quail, Swans, Woodpeckers and Wrens

MAMMALS:

☒ deer ☒ bear ☒ elk ☒ beaver

☒ other Bobcats, Chipmunks, Coyotes, Marmots, Muskrats, Otters, Rabbits, Squirrels and Weasels

FISH:

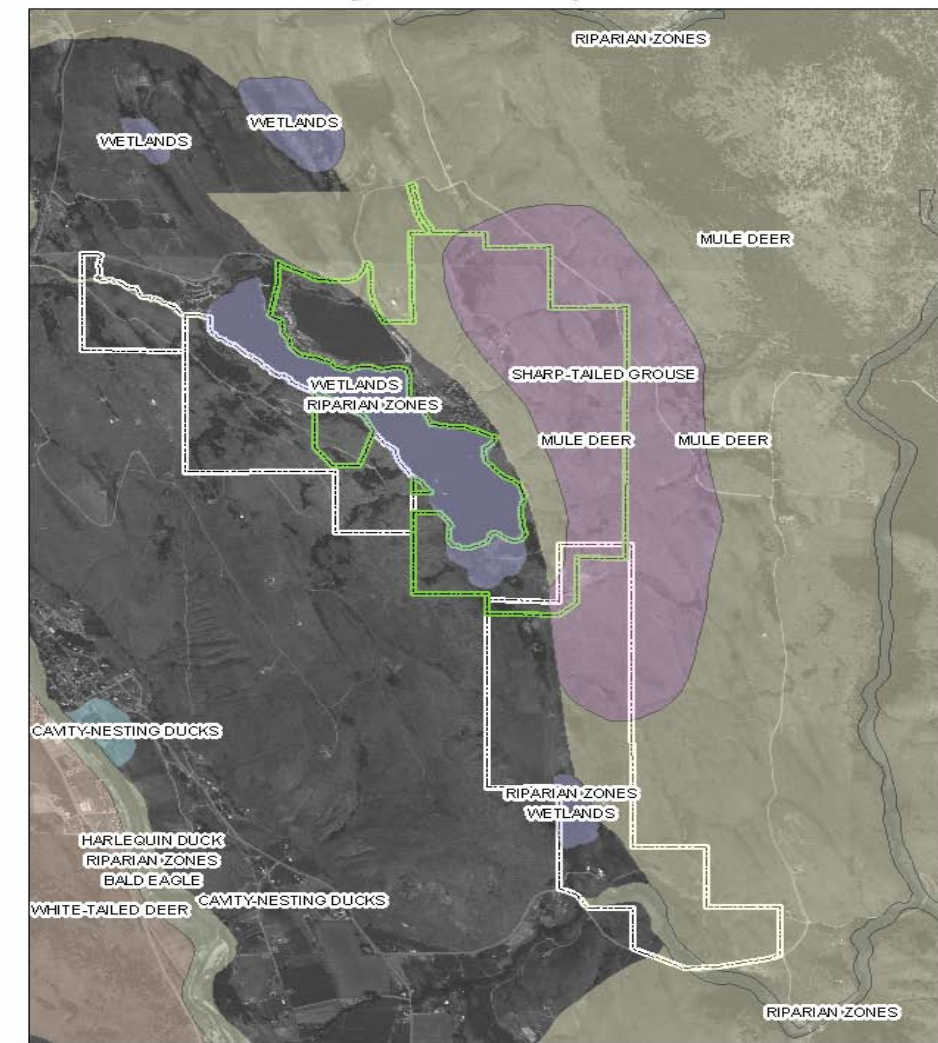
☒ Bass ☐ Salmon ☒ Trout ☐ Herring ☐ Shellfish

☐ other

- b. List any threatened or endangered species known to be on or near the site.**

No threatened or endangered wildlife species are known to be on or near the site. The Washington Department of Fish and Wildlife Priority Habitat identify Mule Deer (migratory routes and wintering range) and Sharp-Tailed Grouse priority habitats within the proposed long-term park boundary (see below.)

Pearrygin Lake State Park Priority Habitat Species



Map based on the WDFW Priority Habitats and Species database, June 2006.

c. Is the site part of a migration route? If so, explain.

Mule deer migrate through the site. Spring Chinook salmon migrate in the Chewuch River, which is one of the sources of surface water to Pearrygin Lake.

d. Proposed measures to preserve or enhance wildlife, if any:

State Parks coordinated with WDFW in review of the proposed classification, and will continue to work with the agency to assure agency actions are consistent with the wildlife management needs of the area. Specifically, the proposal establishes a protective land classification scheme and the facilities concept plan would leave much of the project area in open-space. Lands identified as being priority habitats in the

Washington Department of Fish and Wildlife databases were classified as "Resource Recreation Areas." The "Resource Recreation Area" classification provides greater protection for natural resources than other potential classifications, such as Recreation. In addition, lands at the south end of Pearrygin Lake and a wetland area in the northeast part of the park were afforded greater protection and received "Natural Areas" classifications. "Recreation Area" classifications and proposed facility development that would allow higher recreation use were applied in existing disturbed areas and/or in a manner to avoid compromising the wildlife management of the park. These areas include an area on the west side of the lake, the existing campground and alfalfa field in the west developed area, the existing golf course and the expansion area for the golf course.

6. Energy and Natural Resources

- a. What kinds of energy (electric natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.***

None for this non-project action. Future project actions may result in electricity or propane use to heat buildings.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.***

None for this non-project action. Future project actions are unlikely to affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.***

None for this non-project action. Future project actions will include energy conservation measures.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.***

None for this non-project action. Future project actions will follow best management practices to limit the potential for environmental health hazards.

- 1) Describe special emergency service that might be required.***

None for this non-project action. Future project actions may require additional police, fire and medical services. Park staff has limited training in emergency

services and are qualified to provide a certain amount of those services.

2) *Proposed measures to reduce or control environmental hazards, if any:*

None for this non-project action. Future project actions would be subject to appropriate regulatory controls to reduce environmental hazards.

b. *Noise*

1) *What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?*

None for this non-project action. Future project actions may be affected by boat noise. Boat use on the lake and hours of usage are regulated by Okanogan County under ordinances 8.52.120-230. Water skiing and personal watercraft use is permitted under Ordinance 8.52.130. State Parks will work with Okanogan County to establish a no-wake zone near the new swim beach to reduce boat noise in that area. State Parks does not have complete control of boat access to Pearrygin Lake.

2) *What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.*

None for this non-project action. Future project actions may result in a localized increase in noise from additional watercraft and motorized vehicles.

3) *Proposed measures to reduce or control noise impacts, if any:*

None for this non-project action. Noise impacts caused by future project actions will be controlled by using best management practices during construction, and enforcing quiet hours in the state park. Noise caused by boats on the lake is controlled by Okanogan County ordinances that control boat speed limits and hours of operation.

8. *Land and Shoreline Use*

a. *What is the current use of the site and adjacent properties?*

The existing state park provides a mixture of recreational activities, including camping, boating, swimming and hiking. Nearby public and private properties are used mainly for grazing, small farms, fish and wildlife habitat, other camping facilities and private residences.

b. *Has the site been used for agriculture? If so, describe:*

Yes, cattle grazing and Alfalfa hay production occurs on the Hill Property. The Alfalfa field in the west developed area was once used for hay production.

c. *Describe any structures on the site.*

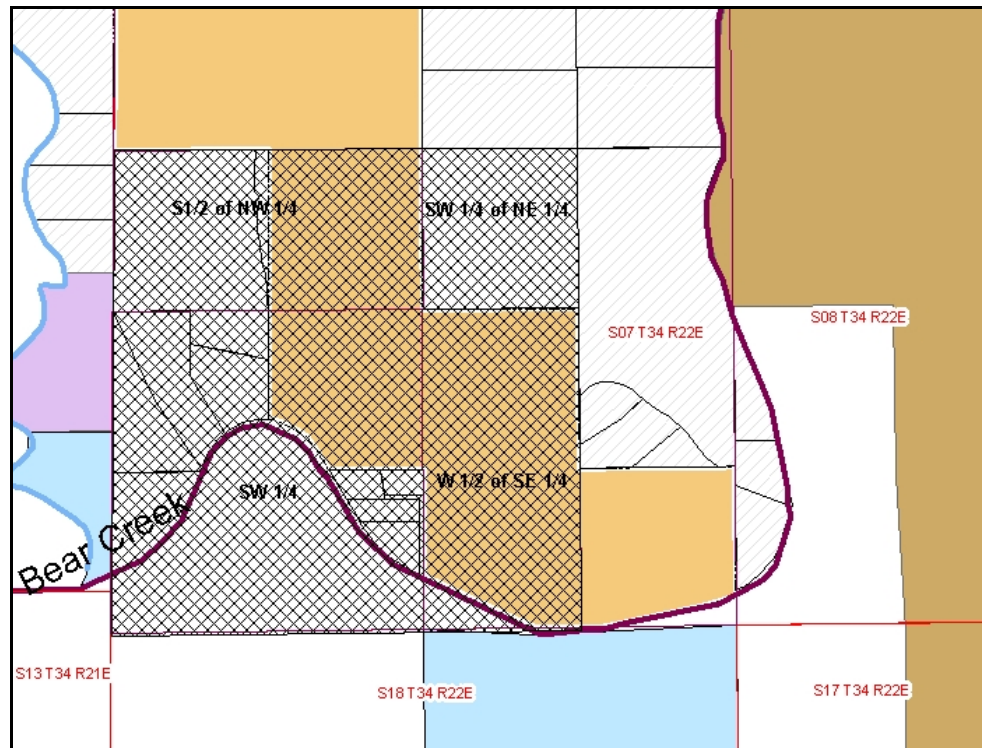
Park residences, shop complexes, comfort stations, campgrounds, utility buildings, houses, trailers, cabins, golf course services building, ranch buildings.

d. Will any structures be demolished? If so, what?

No, this is a non-project action. As partially detailed in the project description, future project actions may result in the demolition of some existing structures for safety, economic, planning or other considerations. The farmhouse and other buildings south of Pearrygin Lake could be dismantled. If the buildings are dismantled, the buildings will be photo documented and some materials could be salvaged to be used for other historic projects. An interpretation plan for the buildings may be developed.

e. What is the current zoning classification of the site?

The site is classified by the county as "Methow Review District," which allows different uses, densities, lot widths, and other considerations depending upon where the lands are located relative to the line where Range 21E and 22E meet: west of the line allows one house per five acres; East of the line allows one house per twenty acres, with the exception of an area near the golf course (hatched area below), which allows for one house per five acre parcel



f. What is the current comprehensive plan designation of the site?

The site includes agricultural, residential, state and federal lands according to the Okanogan County Comprehensive Plan.

- g. If applicable, what is the current shoreline master program designation of the site?**

Conservancy.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

The county has designated certain wetlands, the Sharp-Tailed Grouse habitat, and mule deer migration lands as critical areas.

- i. Approximately how many people would reside or work in the completed project?**

N/A. Permanent residents within the park would remain, including park rangers and their families. Future project actions may result in a minor increase of the number of residents and workers within the site.

- j. Approximately how many people would the completed project displace?**

N/A. Future project actions may result in a minor displacement of park staff

- k. Proposed measures to avoid or reduce displacement impacts, if any:**

None.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

The Facilities Concept Plan has been designed to be in compliance with local land use plans and zoning regulations. Parks staff has met with local planning officials to receive input on land uses and plans that may be applicable to the proposal. Local governments will receive a copy of this checklist and have the opportunity to offer further comment on consistency with existing and projected land use plans. At this time, the proposal appears to be compatible with existing and projected lands uses and plans. State Parks will work closely with local government planning staff during the planning process.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low income housing.**

N/A. Future project actions may include additional or remodeled housing units for park staff.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low income housing.**

N/A. Future project actions may include the elimination of some park housing.

- c. Proposed measures to reduce or control housing impacts, if any:**

N/A. Should future projects actions eliminate park housing, it is possible that

replacement housing could be provided elsewhere.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

N/A. Future project actions are unlikely to include structures taller than 25 to 30 feet (ground to the roof ridge). Exterior building materials generally would be of wood or cement-board (e.g. Hardiplank) construction.

- b. What views in the immediate vicinity would be altered or obstructed?**

N/A. Future project actions may affect views in the immediate vicinity.

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

N/A. Future project actions will be guided by design standards that could minimize potential visual impacts through the use of appropriate building colors, sizes, and shapes and other design elements, such as landscaping.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

N/A. Future project actions may result in an increase of the number of exterior lights in the developed areas and glass that could increase glare.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

N/A. Future project actions may increase light produced from campfires, recreational vehicles, cabins and other buildings when it is dark.

- c. What existing off-site sources of light or glare may affect your proposal?**

N/A

- d. Proposed measures to reduce or control light and glare impacts, if any:**

N/A. Future project actions will be guided by design standards that include measures to reduce and control light and glare impacts, such as down lighting (special light fixtures to limit light "wash" and planned landscaping to limit light and glare intrusion on the landscape.)

12. Recreation

- a. What designated and informal recreation opportunities are in the immediate vicinity?**

Snow shoeing, Nordic skiing, sledding, hiking, camping, picnicking, nature study, hunting, boating, fishing, running, boating and riding horses. A complete description of

recreation opportunities can be found at www.parks.wa.gov.

- b. *Would the proposed project displace any existing recreational uses? If so, describe.***

N/A. Future project actions may displace recreational uses in the short-term. Boat access to the lake may be affected if a primitive boat launch is removed in the west developed area. In general, recreational uses may increase, especially camping and other overnight accommodations (i.e., cabins), hiking, biking, skiing, sledding, snowshoeing and horse riding.

- c. *Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:***

The purpose of land classification is to allow for, and enhance, appropriate recreational opportunities, in balance with natural and cultural stewardship responsibilities. Should the Commission adopt the proposed long-term boundary, recreational opportunities will likely increase as future project actions are implemented.

13. *Historic and Cultural Preservation*

- a. *Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, generally describe.***

According to State Parks' archaeologists, none were found in staff's review of records at the Department of Archaeology and Historic Preservation, April 2006.

- b. *Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.***

Archaeological reports have identified three sites of cultural importance known to be on or next to the site. Two are prehistoric sites and the other is a pioneer homestead. A farmhouse within the long-term boundary has been evaluated by State Parks Historic Preservation Manager and was determined to be ineligible for national and state historic registers and may be dismantled.

- c. *Proposed measures to reduce or control impacts, if any:***

State Parks has consulted with Native American Tribal officials throughout the planning process and will continue to have those consultations. State Parks will conduct archaeological surveys, as necessary, to identify cultural and historic resources and provide appropriate recommendations. Proper clearances will be obtained prior to construction. Additionally, contracts with construction contractors will contain provisions regarding the protection of archaeological, cultural and historic resources in compliance with Chapter 27.44 RCW and Chapter 27.53 RCW and State Parks Cultural Resources Policy.

The farmhouse and other buildings could be dismantled. If the buildings are dismantled, the buildings will be photo documented and some materials could be salvaged to be used for other historic projects. An interpretation plan for the buildings may be developed.

14. Transportation

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any:**

Access to the long-term boundary of the project area would come primarily from Bear Creek Road.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

No, the closest transit stop is in the town of Winthrop, approximately three miles from the project area.

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

None for this non-project action. Future project actions will likely include the construction of additional parking spaces.

- d. Will the proposal require any new roads or streets or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

None for this non-project action. Future project actions may result in a new main entrance road to the state park (please see the Facilities Concept Plan above.)

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.**

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

None for this non-project action. Future project actions will likely generate additional vehicular trips per day on local roads. Preliminary contacts with the Okanogan County Public Works Department indicate that Bear Creek road should be able to accommodate 600-900 vehicles/day. In addition, the former 176 campsites Derry Resort has been reduced to 99 campsites under State Parks' management, which has probably decreased road traffic below historic levels.

- g. Proposed measure to reduce or control transportation impacts, if any:**

None for this non-project action. The number of campsites in the campground affects the number of visiting vehicles. Because fewer campsites are proposed in the Facilities Concept Plan compared with the number of campsites in the west developed area (under prior management,) the project actions are not anticipated to cause traffic above historic levels. Future proposals associated with this action that may increase transportation impacts will be analyzed, necessary reports will be written, and appropriate mitigation measures will be taken, as necessary.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? if so, generally describe.**

None for this non-project action. Future project actions may result in an increased need for public services from local law enforcement and Emergency Management Services (EMS).

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

Park staff will continue to coordinate emergency response with local fire, police and EMS. Park rangers will continue to provide law enforcement and patrol activities for the state park.

16. Utilities

- a. Utilities currently available at the site:**

Water, electricity, propane, refuse, telephone, and sewage utilities.

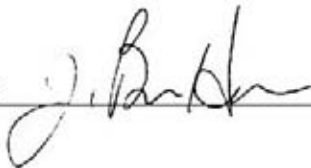
- b. *Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.*

None for this non-project action. Future project actions may result in additional utilities, such as water, electric, and sewage (additional lagoons). Electricity will be required from the local provider.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature



Date Submitted

6/14/06

D. Supplemental Sheet For Non-project Actions**1. How would the proposal be likely to increase discharge to water; emissions to the air; production, storage, or release of toxic or hazardous substances; or production of noise?**

Land classifications will serve to guide existing and continuing development and use of the park. It is possible that recreational uses could increase in areas classified as *Recreation*. If recreational uses are not properly managed, then it is possible that impacts would increase in these areas. Increased use would probably require additional structures and infrastructure to control impacts. Additional development could result in a net increase in impervious surfacing associated with buildings, hard trails, roads, and parking areas. Such development could cause a localized increase in storm water discharges. Likewise, it is likely that increased vehicular uses would cause a minor localized increase in automobile emissions. Increased human use of the park could cause a net increase in human waste and noise levels above that which currently exists.

Proposed measures to avoid or reduce such increases are:

Future development and use will follow the guidelines of the Land Classification. Management planning will be required to minimize impacts. Management planning will guide development within the park based on policies adopted by the Commission through land classification efforts. In general, any future developments will be designed so that storm water runoff is directed to grassy swales for biofiltration and infiltration; such development will be in compliance with local government storm water regulations and best management practices. Additional sanitary facilities could be installed for collection of human waste. Such facilities would be routinely maintained and the waste will be treated on-site. Furthermore, any development or management activity adjacent to Pearrygin Lake and/or its associated wetlands will require a Shoreline Substantial Development Permit from Okanogan County, along with critical areas review. Development in the areas classified as *Recreation* would be included in a Planned Development and subject to Okanogan County review. Parks will work with the County to assure any future development meets local government criteria.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The immediate proposal will likely have no direct effect on plant, animals or fish. Finding the optimum balance between the protection of natural systems and public recreational access to those natural systems is the basis for developing land classification and management planning. The application of land classification and management planning to Pearrygin Lake State Park confirms State Parks' stewardship role to protect the natural systems of state park areas while accommodating increased demand for parks and open space.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Those areas classified as *Resource Recreation* and *Natural Areas* may contain notable plant and habitat areas, while encouraging limited use determined to be compatible with those resources. The goal of proposed land classifications is to preserve the quality natural, cultural and historic resources of the park. All options recognize the importance of preserving the quality of the natural resources within the park, including wildlife, while allowing for appropriate levels of human use. Efforts will be made to minimize habitat loss by locating future developments in areas previously disturbed or in areas with low habitat value. Grazing will be restricted in areas known to support rare plant communities or other important plant associations that may be sensitive to grazing pressures. Continued consultation with WDFW Area Habitat Biologists will reduce site-specific impacts to wildlife species through implementation of management recommendations. Furthermore, staff will undertake more detailed resource inventories to assure park development does not impact the Park's wetlands system and groundwater quality.

3. *How would the proposal be likely to deplete energy or natural resources?*

The proposal is unlikely to have a direct effect on the depletion of energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None related to this proposal directly. The majority of the park will continue to be managed as recreation/open space.

4. *How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or farmlands?*

The proposal will designate *Resource Recreation* and *Natural Areas* for the protection of natural systems, as well as priority habitat and species. It will also restrict development and grazing from wetlands and other sensitive areas. Parks will also avoid cliff areas and sites of important historic and cultural significance. Development and use of the park will provide access to certain lands and shoreline areas, but will only occur as approved and/or conditioned by local shoreline and land use ordinances. Only permitted development will be constructed.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Continued public ownership and the proposed land classifications will accomplish many of the aims noted above. Any future developments will be subject to regulations administered by federal, state and local governments. All required permits and approvals will be obtained prior to any development. A management plan will be implemented to further identify management issues and appropriate mitigation measures to minimize impacts and protect sensitive resources. State Parks will work closely with regulating agencies to ensure compliance with their rules and ordinances.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal does not represent a significant change to shoreline or land use. If development occurs, some agricultural land may be converted, but most of the land within the state park long-term boundary is open space.

Proposed measures to avoid or reduce shoreline and land use impacts are:

State Parks will work closely with federal, state and local governmental agencies to assure compatible management objectives on all State Parks' owned and/or managed lands.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Land classifications reflect existing and previously planned development patterns. No increase in these services is directly contemplated by this proposal.

Proposed measures to reduce or respond to such demand(s) are:

State Parks staff has developed coordinated law enforcement and emergency response plans with local emergency service departments and county sheriff departments. Access for emergency vehicles has been provided to certain areas of the park. Park rangers will continue to patrol the park on a routine basis and provide emergency response and law enforcement when in the area.

7. Identify, if possible, whether the proposal may conflict with local, state, and federal laws or requirements for the protection of the environment.

The proposal does not appear to be in conflict with any known local, state or federal laws or requirements for protection of the environment.